

072.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

726,300 / 726,300

USE VALUE:

726,300 / 726,300

ASSESSED:

726,300 / 726,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
37		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ISAACS JAMES M-ETAL
Owner 2:	SIEGER JAMIE
Owner 3:	

Street 1: 37 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,060 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10060		Sq. Ft.	Site		0	70.	0.72	12									505,264						505,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				Building Value	
101										Yard Items				Land Value	
10060.000										600				Total Value	
726,300															
Total Card										0.231				Entered Lot Size	
Total Parcel										0.231				Total Land:	
Source: Market Adj Cost										220,400				Land Unit Type:	
Total Value per SQ unit /Card: 474.15										/Parcel: 474.1					

PREVIOUS ASSESSMENT

Parcel ID 072.0-0003-0010.0

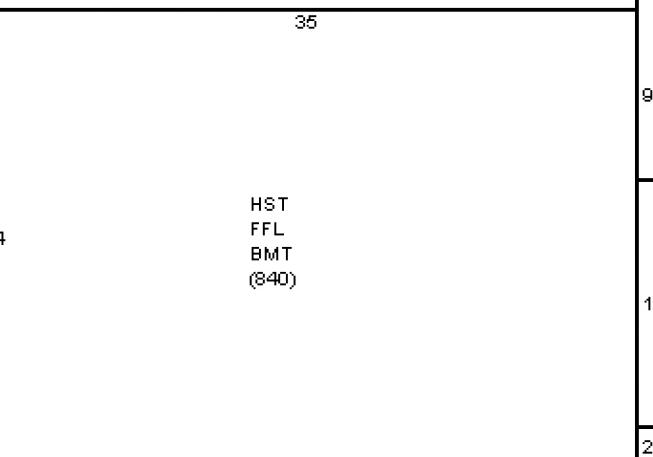
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,400	600	10,060.	505,300	726,300	726,300	Year End Roll	12/18/2019
2019	101	FV	192,400	0	10,060.	469,200	661,600	661,600	Year End Roll	1/3/2019
2018	101	FV	192,400	0	10,060.	469,200	661,600	661,600	Year End Roll	12/20/2017
2017	101	FV	192,400	0	10,060.	411,400	603,800	603,800	Year End Roll	1/3/2017
2016	101	FV	192,400	0	10,060.	375,300	567,700	567,700	Year End	1/4/2016
2015	101	FV	180,300	0	10,060.	332,000	512,300	512,300	Year End Roll	12/11/2014
2014	101	FV	180,300	0	10,060.	314,000	494,300	494,300	Year End Roll	12/16/2013
2013	101	FV	180,300	0	10,060.	298,800	479,100	479,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCROSSAN MARY	23916-592		11/17/1993		227,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/28/2016	1573	Porch	9,350	C				Repairs to porch	10/10/2018	Meas/Inspect	BS	Barbara S											
4/9/2014	318	Re-Roof	8,480						6/12/2014	External Ins	PC	PHIL C											
2/11/2005	88	New Wind	4,894					5 REPL WNDWS	12/16/2008	Meas/Inspect	163	PATRIOT											
									9/14/2005	Permit Visit	BR	B Rossignol											
									11/8/1999	Inspected	267	PATRIOT											
									11/3/1999	Mailer Sent													
									10/13/1999	Measured	256	PATRIOT											
									8/20/1993		KT												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 5	- Cape			Full Bath: 1	Rating: Average																										
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																										
Foundation: 1	- Concrete			A 3QBth:	Rating:																										
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																										
Prime Wall: 4	- Vinyl			A HBth:	Rating:																										
Sec Wall:				OthrFix:	Rating:																										
Roof Struct: 1	- Gable			OTHER FEATURES																											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1																			
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
View / Desir:				Fpl: 1	Rating: Average			Other																							
GENERAL INFORMATION				WSFlue:	Rating:			Upper																							
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																							
Year Blt: 1948	Eff Yr Blt:			Location:				Lvl 1																							
Alt LUC:	Alt %:			Total Units:				Lower																							
Jurisdct:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1																			
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																			
Lump Sum Adj:				Name:				Exterior:	No Unit			RMS	BRs	FL																	
INTERIOR INFORMATION				DEPRECIATION				Interior:	1			7	3																		
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																							
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																							
Sec Int Wall:				Economic:				Baths:																							
Partition: T	- Typical			Special:				Plumbing:																							
Prim Floors: 3	- Hardwood			Override:				Electric:																							
Sec Floors:				Total: 31			Heating:																								
Bsmnt Flr: 12	- Concrete						General:	Totals			1	7	3																		
Subfloor:							CALC SUMMARY				COMPARABLE SALES																				
Bsmnt Gar:							Basic \$ / SQ: 105.00	Rate			Parcel ID	Typ	Date	Sale Price																	
Electric: 3	- Typical						Size Adj.: 1.35000002																								
Insulation: 2	- Typical						Const Adj.: 0.99989998																								
Int vs Ext: S							Adj \$ / SQ: 141.736																								
Heat Fuel: 2	- Gas						Other Features: 75000																								
Heat Type: 3	- Forced H/W						Grade Factor: 1.00																								
# Heat Sys: 1							NBHD Inf: 1.00000000																								
% Heated: 100							NBHD Mod:																								
Solar HW: NO							LUC Factor: 1.00	WtAv\$/SQ:			AvRate:	Ind.Val																			
% Com Wall							Adj Total: 319405																								
							Depreciation: 99016	Juris. Factor:			Before Depr:			141.74																	
							Depreciated Total: 220390	Special Features: 0			Val/Su Net:			89.89																	
							Final Total: 220400			Val/Su SzAd:			161.58																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:														
SPEC FEATURES/YARD ITEMS																PARCEL ID				072.0-0003-0010.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
19	Patio	D	Y	1	10X12	A	AV	2016	5.38	T	5	101			600			600													
More: N	Total Yard Items:				600	Total Special Features:																									
Total:				600																											



RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

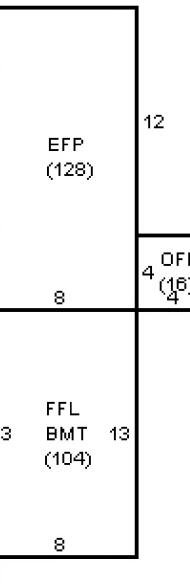
Lvl 2

Lvl 1

Lower

Totals RMS: 7 BRs: 3 Baths: 1 HB: 1

24 HST FFL BMT (840)



SKETCH

35

7 EFP (128)

9

8 OFF (4)

13 FFL BMT (104)

2

5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	944	48.050	45,358	BMT	100	RRM	20	A	
FFL	First Floor	944	141.740	133,799						
HST	Half Story	420	138.900	58,338	HST	100	UNF	5		
EFP	Enclos Porch	128	48.490	6,207						
OFF	Open Porch	16	44.000	704						
Net Sketched Area: 2,452				Total: 244,406						
Size Ad	1364	Gross Are	2872	FinArea	1532					

SUB AREA DETAIL

IMAGE



AssessPro Patriot Properties, Inc